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CITY PLANNING**

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AND

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INFORMATION

www.planning.lacity.org

December 5, 2012

**NOTICE OF COMPLETION AND AVAILABILITY OF
FINAL ENVIRONMENTAL IMPACT REPORT NO. ENV-2008-2141-EIR**

TO: Owners of Property and Occupants and other interested parties

PROJECT NAME: **Boyle Heights Mixed-Use Community Project**

PROJECT LOCATION: **2901 E. Olympic Boulevard., Los Angeles, CA 90028**

State Clearinghouse No.: **2008061123**

RELATED CASES: **VTT-71943 and CPC-2012-1222-ZC-GPA-SP-CA**

PROJECT DESCRIPTION: The project proposes the redevelopment of an approximately 68.8 acre site with a mixed-use community providing increased housing and homeownership opportunities, neighborhood-serving retail and office uses, civic space, greens, and open space amenities. The project would include up to 4,400 residential units comprised of no less than 1,200 rental units and up to 3,200 condominium units, and 325,000 square feet of neighborhood serving retail, office and civic uses. The majority of the new buildings would range in height from two to seven stories (approximately 24 feet to 74 feet). In addition, up to three buildings could be as tall as 18 stories (approximately 210 feet) and up to three buildings could be as tall as 24 stories (approximately 260 feet). The density of the project will measure approximately 65 units per acre (670 sq. ft. of lot area per dwelling unit), with parking provided in the following ratios: 1.25 spaces per dwelling unit, 1 space for every 4 dwelling units in an unreserved shared pool of parking and a Shared Parking Analysis shall provide all other parking ratios for non-residential parking pursuant to the Specific Plan and EIR. The project would also provide active and passive open space areas throughout the project site, including approximately 10.5 acres of privately maintained, publicly available, common useable space.

ENTITLEMENT REQUESTS: General Plan Amendment to change the land use designation from Low Medium II Residential to Medium Residential and Regional Center; a vesting zone change from RD1.5-1 to BHMUSP (Boyle Heights Mixed-Use Specific Plan Zone) allowing a FAR of 3:1 across the entire site and up to 6:1 on any single block and allowing respective height zones within the Specific Plan area; the establishment of the Boyle Heights Mixed-Use Specific Plan to provide regulatory controls and systematic execution of the General Plan within the project area; Conditional Uses to allow on-site sales of alcohol for on-site and off-site consumption in Blocks A, B, C, H and K; a Supplemental Use District ("SN") to set forth sign regulations, procedures, guidelines and standards for the Project Site consistent with sign policies in the City of Los Angeles and a Development Agreement pursuant to California Government Code §65864, et seq.

DOCUMENT REVIEW: If you wish to review a copy of the Final Environmental Impact Report (FEIR) or the documents referenced in the FEIR, you may do so by appointment during our office hours of 8am to 4pm, in Room 750, City Hall, 200 N. Spring Street, Los Angeles CA 90012. Electronic copies of the FEIR are also at the following **Library Branches**:

- 1) Central Library - 630 W. 5th Street, Los Angeles, CA 90071;
- 2) Benjamin Franklin Library - 2200 E. 1st Street, Los Angeles, CA 90033
- 3) Malabar Library - 2801 Wabash Avenue, Los Angeles, CA 90033
- 4) Robert Louis Stevenson - 803 Spence Street, Los Angeles, CA 90023

The FEIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org/> (click on "Environmental" and then "Final Environmental Impact Reports")]. The FEIRs can be purchased on cd-rom for \$7.50 per copy. Contact **Darlene Navarette** of the City of Los Angeles at (213) 978-1332 to purchase one.

Michael J. LoGrande
Director of Planning



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